

Transfer of Development Rights

Snohomish County Program

Brief overview of TDR

How it works

Development Rights help build communities

Development rights severed from property with conservation easement



Funding for landowners to support resource production

Snohomish County Program

- In Existence since 2006
- Initially a pilot program in cooperation with the City of Arlington
- A recommendation of the agricultural community as an important strategy to support the agriculture industry

Sending Area Designation



Snohomish County Has Two Ways to Designate Sending Areas

- Comprehensive Plan Process--2006
- Individual Property Process--2009



Comp Plan Process

- Through comp plan process add overlays to the County Future Land Use Map and zoning map for large areas
- About 3,300 acres of ag land in the Stillaguamish River Valley designated by this method
- Property owners can receive TDR certificates in exchange for conservation easements

Comp Plan Process



- Receive 4 development credits for each potential development right based on 10 acre zoning and existing lots
- Does not calculate credits for areas that contain critical areas or floodway
- Approximately 72 acres have been conserved

Individual Property Process

- Landowners may apply directly to the county for designation of specific sites
- If county council agrees, the land is designated a sending area by council motion
- Property owner receives TDR certificates in exchange for conservation easement
- Approximately 50 acres of forest land have been conserved

Individual Property Process

- One development credit for each potential development right
- Calculates credits on total area of property whether or not critical areas are present
- Currently working with land owner to designate additional 240 acres of farmland using this method

Receiving Area Designation



Receiving Areas

- Snohomish County designated approximately 330 acres in the City of Arlington UGA as a receiving area
- This area has been annexed into the City
- City of Arlington requires TDR credit for any development in existing receiving area

Receiving Areas

- Snohomish County Designated urban center zones as receiving areas
 - As incentive for density increase
 - One TDR credit can gain 2,000 additional square feet of floor area for any use
 - 1,455 Acres in Urban Center Zone

City Interest in conserving resource land

- Protect the water, earth, and habitat resources that are the regional identity
- Resource amenities in the Puget Sound Region are among its greatest competitive advantages in attracting business and human resources
- Provides variety in the regional landscape
- Provide for food security
- Basis of local sustainability



Resource areas add to City quality of life

- Provides family friendly experiences
 - Pumpkin patch
 - Corn maze
 - U-cut Christmas trees
- Supply local farmers markets
- Provide wildlife habitat
- Hunting and fishing opportunities
- U-pick farms and farmers stands
- Fresh produce and meat to local grocers and restaurants
- Plants for landscaping



Resource Industry is economically significant

- Puget Sound ag and forest products supply local, national and international markets
 - Snohomish County provides over 50% of the world's cabbage seed
- Agriculture was one of the few Puget Sound growth industries in the past few years
- Farm events attract visitors to local communities
 - Agritourism is one of the fastest growing visitor draws in the US
- Resource based industry are major locally owned value added businesses
 - Ag industry is \$127M business in Snohomish County
- Provide capital \$ to resource land owners to invest in new resource ventures



Receiving Areas



- City participation increases the chance for program success by creating markets for TDR credits
- Most capacity for development is in cities

Receiving Areas



- City of Snohomish is preparing a subarea plan that uses TDR as incentives
- The City of Arlington is looking at additional areas as receiving areas

Facilitation



Credit Transfer

- Ideally transfers occur directly between seller and buyer
- County and Cascade Land Conservancy have purchased and currently hold Snohomish County TDR credits
- County and Cascade Land Conservancy can facilitate connections between buyers and sellers.

Next



- On going discussions with stakeholders and cities on program refinement, including refinements to the Arlington program
- Cascade Land Conservancy is working under a Snohomish County contract to identify and draft changes to the current county program